

Evelyn Way  
Irchester  
NN29 7AP

£250,000



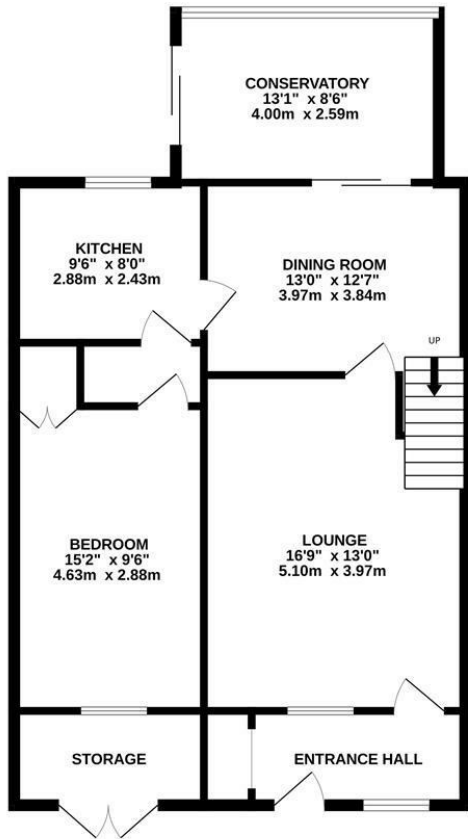
OSCAR JAMES

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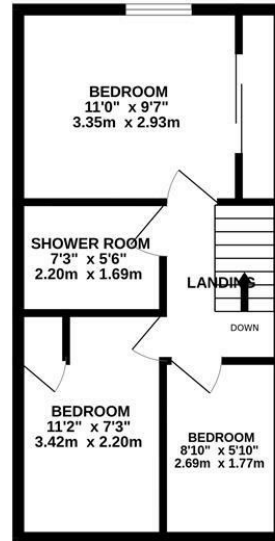


# FLOOR PLANS

GROUND FLOOR  
809 sq.ft. (75.2 sq.m.) approx.



1ST FLOOR  
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA: 1153 sq.ft. (107.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## AT A GLANCE...



Three Reception & Conservatory



Fitted Kitchen



Three/Four Bedrooms



Family Shower Room



Front & Rear Gardens



Off Road Parking





## WHAT'S GREAT?

Nestled in the charming Evelyn Way of Irchester, this end terrace house built in 1972 offers a delightful living experience. Boasting 4 reception rooms, 3 bedrooms, and 1 bathroom across 807 sq ft, this property is a gem waiting to be discovered.

The extended layout includes a converted garage, providing ample space for a growing family or those who love to entertain. With three reception rooms and a bonus conservatory, there's no shortage of areas to relax and unwind in style.

One of the highlights of this property is the picturesque countryside views at the rear, offering a tranquil backdrop to everyday life. The convenience of off-road parking adds to the appeal, ensuring you never have to worry about

finding a space after a long day.

Step inside to discover spacious and versatile living accommodation that can be tailored to suit your lifestyle. Whether you're looking for a cosy corner to curl up with a book or a bright space to host gatherings, this property has it all.

Don't miss out on the opportunity to make this house your home and enjoy the best of both worlds - a peaceful retreat with easy access to local amenities. Book a viewing today and let the charm of Evelyn Way captivate you.

...expect excellence





# SELLER'S SECRET

We loved Living in this property and waking up to the ever changing landscape that is the countryside views to the rear. We call it nature's T,V



## Why we like it....

A common problem now a day's is property don't need four bedrooms but want lots of living space, "Well This property offers exactly that" with four reception rooms including a conservatory an internal inspection is a must to appreciate all it has to offer.

# OSCAR JAMES

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To buy or not to buy....

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